035.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,400 / 620,400
					USE VALUE:	620,400 / 620,400
					ASSESSED:	620,400 / 620,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAINI GURINDER SINGH	
Owner 2:	KAUR BALJEET	
Owner 3:		
Street 1:	21 NORCROSS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CHIN LOUIS & SOO -
Owner 2:	-
Street 1:	21 NORCROSS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6571.000	225,400		395,000	620,400
Total Card	0.151	225,400		395,000	620,400
Total Parcel	0.151	225,400		395,000	620,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.45 | /Parcel: 434.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24574
GIS Ref
GIS Ref
Insp Date 01/22/09

!2897!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	225,400	0	6,571.	395,000	620,400		Year end	12/23/2021
2021	101	FV	217,600	0	6,571.	395,000	612,600		Year End Roll	12/10/2020
2020	101	FV	217,600	0	6,571.	395,000	612,600	612,600	Year End Roll	12/18/2019
2019	101	FV	184,800	0	6,571.	357,900	542,700	542,700	Year End Roll	1/3/2019
2018	101	FV	184,800	0	6,571.	339,400	524,200	524,200	Year End Roll	12/20/2017
2017	101	FV	184,800	0	6,571.	296,200	481,000	481,000	Year End Roll	1/3/2017
2016	101	FV	184,800	0	6,571.	253,000	437,800	437,800	Year End	1/4/2016
2015	101	FV	173,200	0	6,571.	234,500	407,700	407,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:13:47

LAST REV

Date	Time
09/14/17	17:25:51
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2897

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIN LOUIS & SO	55946-79		11/30/2010		363,000	No	No		
	10302-430		7/1/1963			No	No		N

USER DEFINED

Prior Id # 1:	24574
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	868	Redo Bat	3,000	C				
5/5/2017	523	New Wind	10,000	C				
5/27/2015	584	Alterati	5,000					
9/8/2009	822	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
1/22/2009	Meas/Inspect	189	PATRIOT
2/25/2000	Meas/Inspect	197	PATRIOT
8/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6571		Sq. Ft.	Site		0	64.	0.94	3									394,962						395,000	

Total AC/HA:	0.15085	Total SF/SM:	6571	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 394,962	Spl Credit	Total: 395,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	148.118
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326614
Depreciation:	101250
Depreciated Total:	225364

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

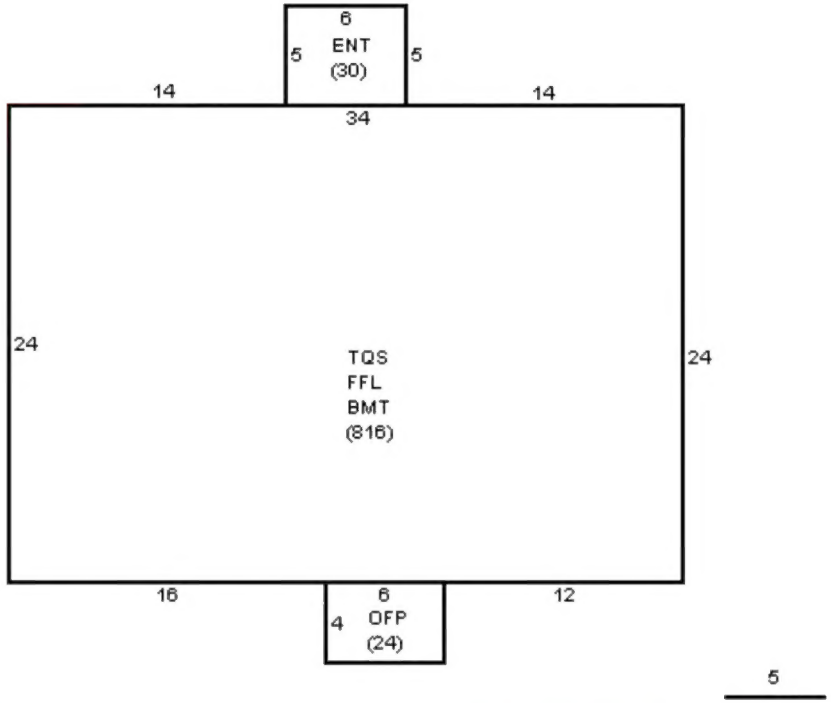
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.12
Special Features:	0	Val/Su Net:	98.09
Final Total:	225400	Val/Su SzAd	157.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	44.440	36,259
FFL	First Floor	816	148.120	120,864
TQS	3/4 Story	612	148.120	90,648
ENT	ENTRY	30	26.330	790
OFP	Open Porch	24	43.890	1,053

Net Sketched Area:	2,298			Total:	249,614
Size Ad	1428	Gross Area	2502	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

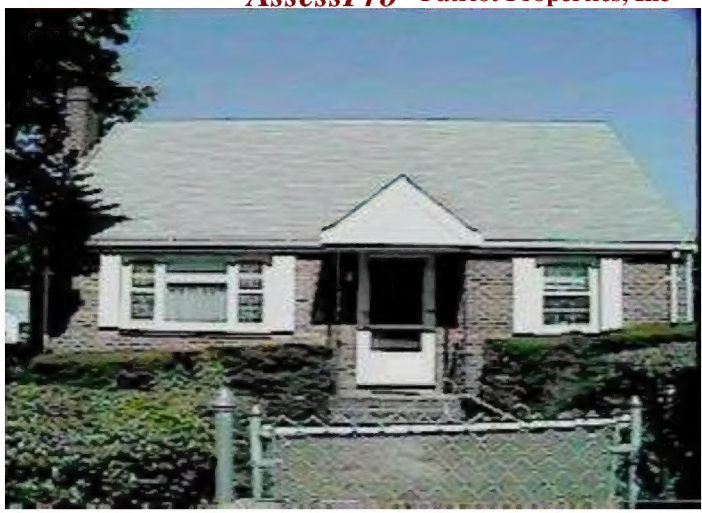
SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc